

Neighborhood Conservation Districts

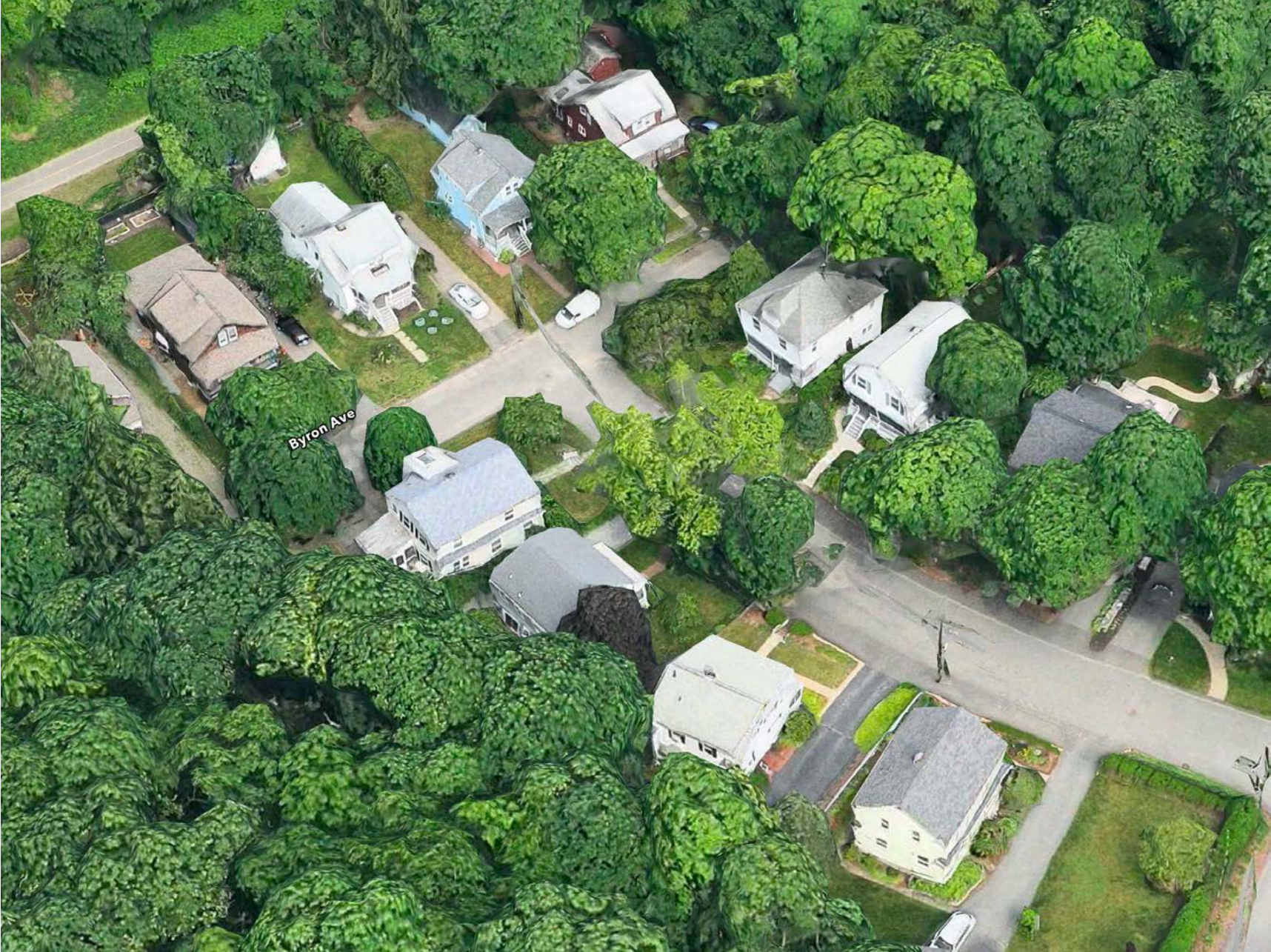
Richard Canale, Planning Board

Purpose:

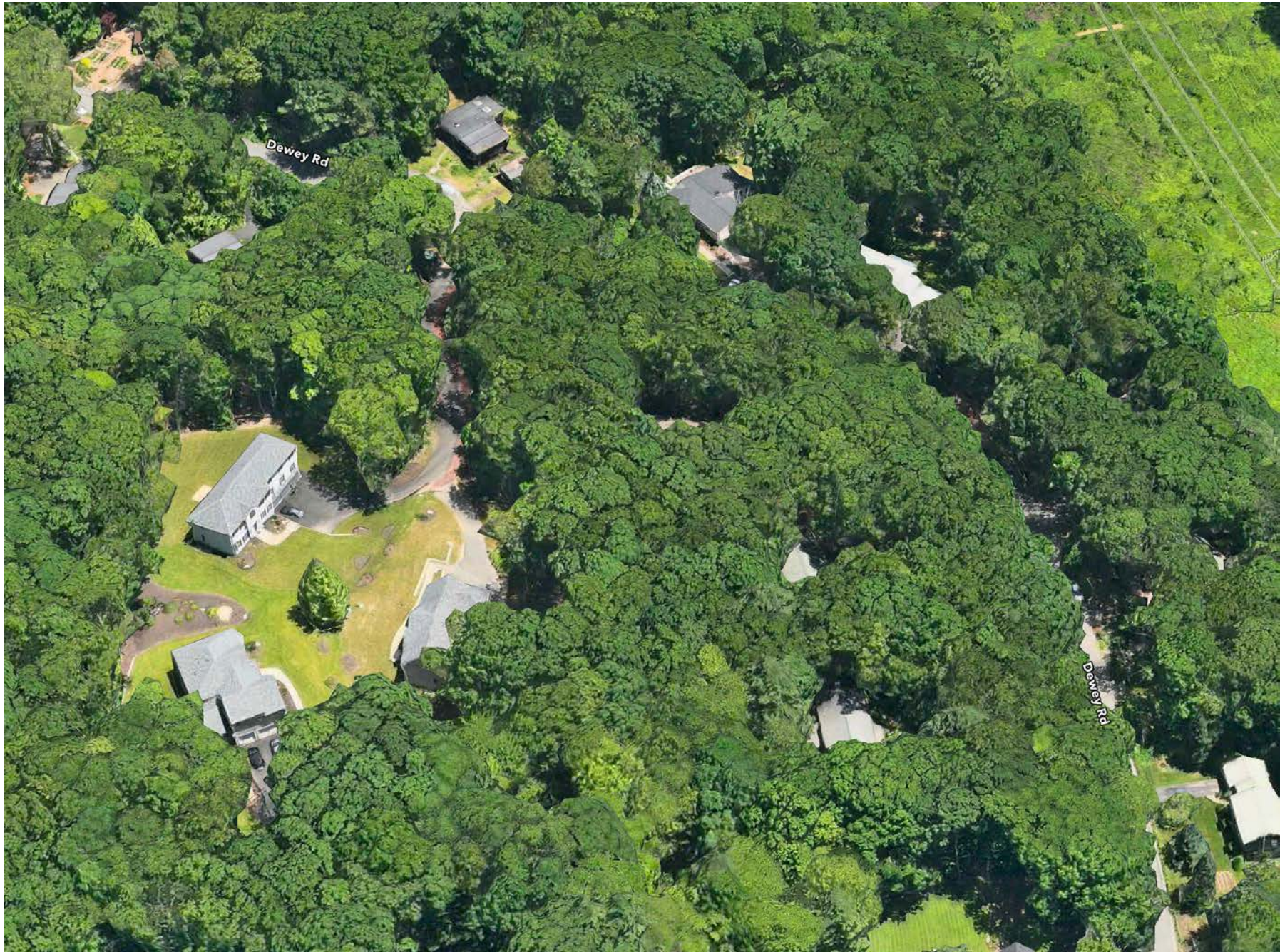
- Preserve Lexington's unique and distinctive neighborhoods
- Assure more predictability and stability within a neighborhood
- Significant projects are reviewed by residents in neighborhood
- Bylaw provides a clear process for a by-right Opt Out from NCD.











Neighborhood Conservation Districts

Precedents: Brookline, Cambridge, Ipswich, Lincoln, North Andover, Northampton, Wellesley, Winchester

Process:

Adopt *General By-Law* to enable Neighborhood Conservation Districts (NCDs) and set principles for creating districts (Town Meeting 2016)

(TM may be asked to approve specific Neighborhood Conservation Districts in succeeding years)



Neighborhood Conservation Districts

What are they?:

NCD, is a form of preservation designation, adopted by Town Meeting
Lexington Historic Districts
Neighborhood Associations

Regulation and/or Review

Opted Out Properties



Process for NCD Designation

10 property owners petition to LHC



Historical Commission holds Public Hearing



Majority vote determines appropriateness of NCD.



If not appropriate, the Petition is rejected



If YES

Appointed Study Committee evaluates the proposed NCD, and votes



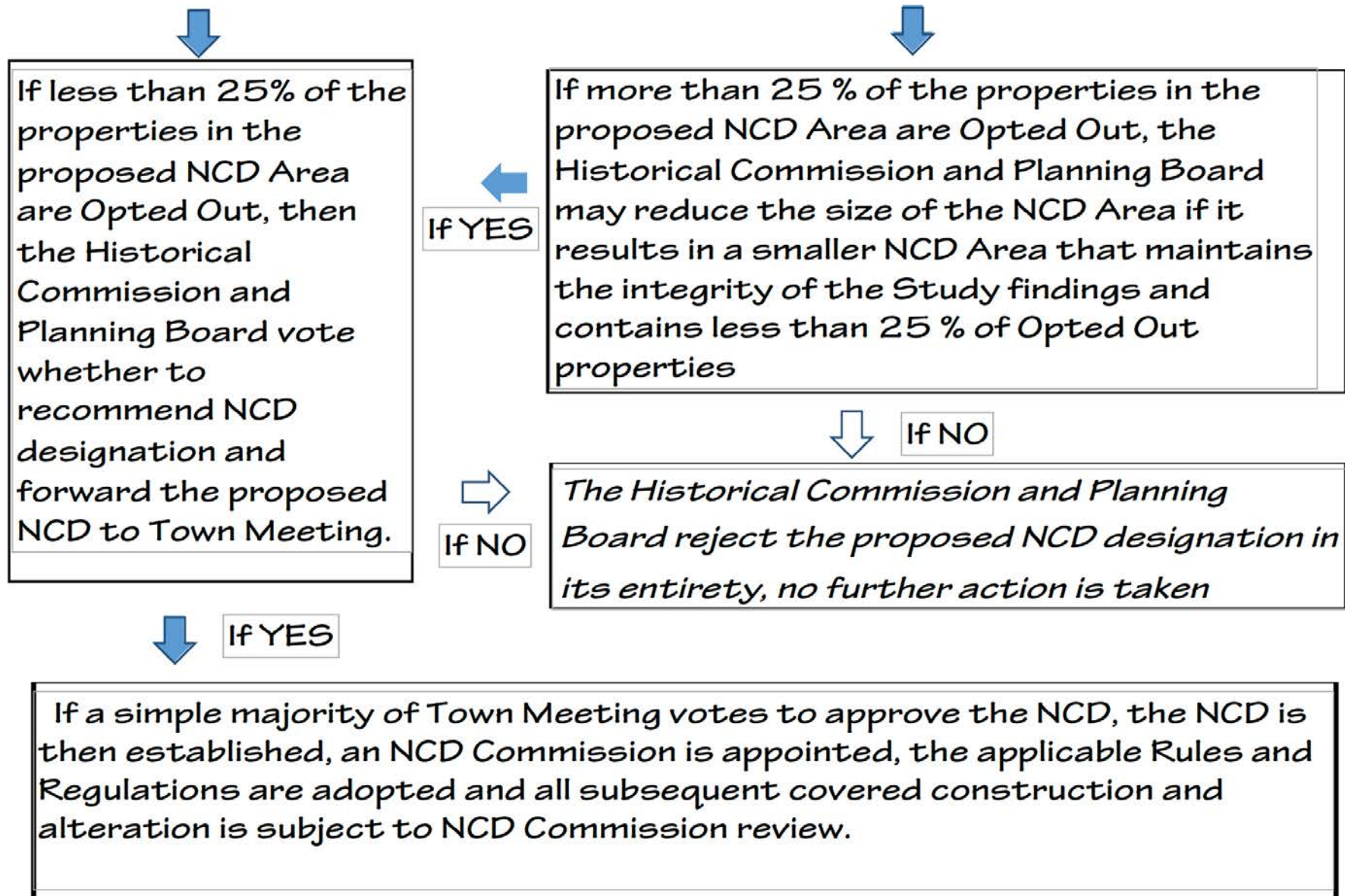
If not favorable, the Proposal is rejected



If YES

If favorable Study Comm. vote, the Historical Commission and the Planning Board convene a joint public hearing after removing Opted Out properties from NCD eligibility.





*Note: The above is intended to be a schematic description of the NCD adoption process.
For a more exact description of the procedural requirement, please see the text of the proposed NCD Bylaw.*

Relationship among NCD Areas and NCD designation



Opted Out Properties are not eligible to be included in the actual NCD and are not subject to review by NCD Commission and do not have NCD benefits and burdens.

All properties including Opted Out Properties remain part of the designated NCD Area.



Neighborhood Conservation Districts

FAQs

- Opt-Out
- Commission(s)
- Districts
- Characteristics of Neighborhood
- Review Process by Commission
- Enforcement
- Relationship of NCD Commission to Historic Districts
- Commission and Historical Commission
- Hardships
- How does this affect valuation of properties?
- What burdens does this place on homeowners for minor or major projects?



Neighborhood Conservation Districts

Questions & Comments

